

DATE: November 4, 2005

TO: Rick Rice

FROM: Frank Liu & Megan Sigler

RE: Guest Parking for Residential Projects

We need to encourage builder/developers to provide guest parking spaces - NOT make them.

The builder/developers want the City to provide incentives/performance standards for parking not make it mandatory.

1. Take in some of the width of some of the wider ROW to create a dedicated parallel parking area or head in parking area.
2. Allow parking in the maintenance berms around detention on larger projects.
3. Reduce the 25' set back on major thoroughfare so there is more buildable area and thus have more land to give for parking.
4. Reduce the width of a private street to 16' (like a private drive) so we can have parallel parking or head in parking.
5. Combine parking and compensating open space by using permeable materials.
6. encourage alleys/16' shared driveways – less curb cuts that lead to additional frontage on streets that can be used as parking.

Builders and developers are currently providing guest parking spaces in some situations. When a garage is setback 17' feet from the street - 2 guest parking spaces are provided in front of the garage. As well as if you are using shared driveways/alleys and have frontage on the public street allowing for guest parking in front of you home.